



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

## NOTICE OF MEETING

### STATE PUBLIC WORKS BOARD

Thursday, October 2, 2014, at 10:00 a.m. in  
Room 113, State Capitol, Sacramento, California

#### AGENDA

- |  |      |    |
|--|------|----|
| I. Roll Call   |      |    |
| II. Bond Items   | Page | 2  |
| III. Approval of minutes from the August 13, and September 12, 2014 meetings |      |    |
| IV. Consent Items  | Page | 13 |
| V. Action Item   | Page | 17 |
| VI. Reportables  | Page | 18 |

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Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to [aurelia.bethea@dof.ca.gov](mailto:aurelia.bethea@dof.ca.gov) five days prior to the meeting.

## BOND ITEMS

### BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
2014 SERIES D, LEASE REVENUE BONDS  
VARIOUS CORRECTIONAL FACILITIES**

*Project:* **San Diego Jail**  
*Location:* San Diego County  
*Authority:* Sections 15820.90 – 15820.907 of the Government Code

*Project:* **Madera Jail**  
*Location:* Madera County  
*Authority:* Sections 15820.90 – 15820.907 of the Government Code

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, Department of Corrections and Rehabilitation, 2014 Series D, Various Correctional Facilities, Tax-Exempt Bonds.
2. Approve the form of and authorize the execution of a 125<sup>th</sup> Supplemental Indenture to the Master Indenture, between the State Treasurer and the Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation (CDCR) and the Board for each of the above named projects.
4. Approve the form of and authorize the execution of a Facility Lease between the Board and the CDCR for each of the above named projects.
5. Approve the form of and consent to and acknowledge a Facility Sublease between the CDCR and each of the participating counties.
6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
7. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.
8. Approve the form of and authorize the delivery of a Preliminary Official Statement.
9. Approve and authorize the delivery of an Official Statement.
10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

<b>Estimated Project Costs to be Financed</b>	<b>\$127,807,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$110,870,000</b>
<b>“Not To Exceed” Par Amount</b>	<b>\$139,645,000</b>

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
2014 Series D, Lease Revenue Bonds  
Various Correctional Facilities

#### Action Requested

**If approved, the requested action would authorize the sale of the 2014 Series D lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution of a supplemental indenture, site leases, facility leases, facility subleases, a continuing disclosure agreement, a purchase contract, and authorizing the delivery of a preliminary official statement, and an official statement. This action would also approve the form of and consent to and acknowledge facility subleases.**

#### Scope Description and Funding

**These projects are within scope and cost.**

#### San Diego Jail Facility, San Diego County

The *San Diego Jail* project (the “San Diego Project”) is located within the City of Santee in San Diego County on approximately 28 acres of county-owned land. The San Diego Project consists of the construction of a new women’s detention facility. The San Diego Project consists of an approximately 350,000 square feet facility and includes 16 housing units in eight buildings, a medical services building, a visitation and administration building, and a food services building, as well as necessary associated administration, security, health care treatment, program, and support services space. The San Diego Project includes, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 240 parking spaces are provided for staff and visitor parking. The staff parking area includes a gate with access control and security cameras. The San Diego Project also includes a central plant.

The structural aspects of the buildings include structural steel framing, fully grouted Concrete Masonry Units (“CMU”), and metal stud framing. The second and tier levels of the housing unit are constructed of fully grouted CMU walls. The roofs of the buildings are supported by structural steel framing and concrete on metal deck with insulation and membrane roofing above. The buildings are equipped with fire alarm, public address, intercom, radio, telephone, door control and personal duress systems. The San Diego Project also includes an emergency power backup system to accommodate fire and life safety, security, and operational functions in the event primary power is interrupted.

The San Diego Project is complete and was available for occupancy beginning in July 2014. The total cost of the San Diego Project is estimated to be \$204,944,000, of which approximately \$100,000,000 is expected to be financed with proceeds of the 2014D Bonds, with the balance from other sources.

The issuance of the 2014D Bonds for the San Diego Project has been authorized by sections 15820.90 - 15820.907 of the Government Code.

### Madera Jail Facility, Madera County

The *Madera Jail* project (the “Madera Project”) is located within the City of Madera in Madera County on approximately nine acres of county-owned land. The Madera Project consists of the construction of renovations to and expansion of the existing county jail. The Madera Project is approximately 42,600 square feet and includes an addition to the existing jail to provide two new housing units; renovations within the existing jail to expand, reconfigure, and upgrade existing office, treatment, and program space; a new single-story visitation and training building, and all necessary associated administration, security, health care treatment, program, and support services space. The Madera Project includes, but is not limited to, electrical; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems, as well as a building to contain chillers and boilers.

The housing addition provides a new two-story structure constructed of reinforced concrete and masonry, and the new visitation and training building was constructed with reinforced masonry. All structures are interconnected by an enclosed inmate movement corridor. The buildings are equipped with fire alarm, public address, intercom, radio, telephone, door control and personal duress systems. The Madera Project is provided with an emergency power backup system to accommodate fire and life safety, security, and operational functions in the event primary power is interrupted.

The Madera Project is complete and was available for occupancy beginning in June 2014. The total cost of the Madera Project is estimated to be \$35,772,000, of which approximately \$27,807,000 is expected to be financed with proceeds of the 2014D Bonds, with the balance from other sources.

The issuance of the 2014D Bonds for the Madera Project has been authorized by sections 15820.90 - 15820.907 of the Government Code.

**Staff Recommendation:     Adopt the resolution.**

## BOND ITEMS

### BOND ITEM—2

**JUDICIAL COUNCIL (0250)  
DEPARTMENT OF STATE HOSPITALS (4440)  
2014 SERIES E, LEASE REVENUE BONDS  
VARIOUS CAPITAL PROJECTS**

*Project:* New Red Bluff Courthouse  
*Participating Agency:* Judicial Council  
*Location:* Tehama County  
*Authority:* Chapter 25, Statutes of 2014, Item 0250-301-0668 (3)

*Project:* New Main Kitchen, Napa State Hospital  
*Participating Agency:* State Department of State Hospitals  
*Location:* Napa County  
*Authority:* Chapters 47 and 48, Statutes of 2006, Item 4440-301-0660 (1), as partially reverted by the Budget Act of 2008  
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0660 (1), as reappropriated by the Budget Acts of 2010, and 2012

**Consider adoption of a resolution to:**

- 1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2014 Series E, Various Capital Projects.**
- 2. Approve the form of and authorize the execution of a 126<sup>th</sup> Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.**
- 3. Approve the form of and authorize the execution of a Site Lease between the Participating Agencies and the State Public Works Board.**
- 4. Approve the form of and authorize the execution of a Facility Lease between the State Public Works Board and Participating Agencies.**
- 5. Approve the form of and authorize execution of a Project Delivery Agreement between the State Public Works Board and the Judicial Council.**
- 6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.**
- 7. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.**
- 8. Approve the form of and authorize the delivery of a Preliminary Official Statement.**
- 9. Approve and authorize the delivery of an Official Statement.**
- 10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.**

<b>Estimated Project Costs to be Financed</b>	<b>\$76,270,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$79,125,000</b>
<b>“To Not Exceed” Par Amount</b>	<b>\$100,220,000</b>

## BOND ITEMS

### STAFF ANALYSIS ITEM—2

2014 Series E  
Various Capital Projects

#### Action Requested

**The requested action would authorize the sale of the 2014 Series E lease revenue bonds, if adopted, and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site leases, facility leases, a project delivery agreement, a continuing disclosure agreement, a purchase contract, and authorizing the delivery of a preliminary official statement and an official statement.**

#### Scope Descriptions and Funding

**These projects are within scope and cost.**

New Red Bluff Courthouse The project consists of construction of a new courthouse for the Superior Court of California, County of Tehama. The new courthouse will consist of a 62,033 square foot facility with 5 courtrooms. The facility will be 2 stories with no basement and includes 53 secure staff parking spaces and 19 public parking spaces on the courthouse site, and 128 public parking spaces on a remote lot, a secure in-custody transfer area and holding space that will be located on approximately 4.0 acres of state-owned land. The structure is a seismically-enhanced design, with cast-in-place concrete foundation, structural steel floor and roof framing system, reinforced concrete tilt-up exterior wall panels, and curtain wall glazing system that is ballistic reinforced in key areas. The building is designed for sustainability and energy efficiency in compliance with CalGreen energy standards.

The Board approved the Project's working drawings in June 2014. Construction is expected to start in December 2014 and is estimated to be ready for occupancy in November 2016. The total cost of the New Red Bluff Courthouse is \$56,097,000, of which \$46,662,000 will be funded with proceeds of the 2014 Series E Bonds. The costs of the project not being financed by bond proceeds have been or will be paid for from cash.

The New Main Kitchen at Napa State Hospital (the "Main Kitchen Project") consists of a new single story approximately 29,000 gross square foot central kitchen facility that is being built to LEED silver certification. The scope of the New Kitchen Project includes abatement and demolition of existing structures, site clearing and grubbing, earthwork, excavation, and underground utilities. Site improvements include landscape and irrigation, walks, curbs, gutters, and parking. The building is a concrete slab on grade, steel structure, with plaster exterior and single ply roof with skylights. Special features include new kitchen equipment, high capacity food storage racks, large refrigerator and freezer walk-ins, loading docks with overhead coiling doors.

The Board approved the Project's working drawings in June 2014. Construction is expected to start in December 2014 and is estimated to be ready for occupancy in December 2016. The total cost of the Napa State Hospital is \$33,329,000, of which \$29,608,000 will be funded with proceeds of the 2014 Series E Bonds. The costs of the project not being financed by bond proceeds have been or will be paid for from cash.

**Staff Recommendation: Adopt the resolution.**

## BOND ITEMS

### BOND ITEM—3

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
2014 SERIES F, LEASE REVENUE REFUNDING BONDS  
PLEASANT VALLEY STATE PRISON**

*Project:* Pleasant Valley State Prison  
*Location:* Fresno County  
*Authority:* Government Code Section 15840

**Consider adoption of a resolution to:**

- 1. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds, Department of Corrections and Rehabilitation, 2014 Series F, Pleasant Valley State Prison, Tax-Exempt Bonds.**
- 2. Approve the form of and authorize the execution of a 127<sup>th</sup> Supplemental Indenture to the Master Indenture, between the Board and the State Treasurer.**
- 3. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation and the Board.**
- 4. Approve the form of and authorize the execution of a Facility Lease between the Board and the Department of Corrections and Rehabilitation.**
- 5. Approve the form of and authorize the execution of an Escrow Agreement between the Board and the State Treasurer.**
- 6. Approve the form of and authorize the execution of a Termination of Agreement for the Transfer of Control and Possession of State Owned Real Property and Facility Lease between the Board and the Department of Corrections and Rehabilitation.**
- 7. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.**
- 8. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer, and the underwriters named therein.**
- 9. Approve the form of and authorize the delivery of a Preliminary Official Statement.**
- 10. Approve and authorize the delivery of an Official Statement.**
- 11. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.**

<b>Estimated not to exceed par amount for the refunding bonds is:</b>	<b>\$72,345,000</b>
<b>Estimated par amount for the refunding bonds is:</b>	<b>\$65,435,000</b>

## BOND ITEMS

### STAFF ANALYSIS ITEM—3

2014 Series F  
Lease Revenue Bonds  
Pleasant Valley State Prison

#### Action Requested

**If approved, the requested action would authorize the sale of the 2014 Series F lease revenue refunding bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution of a supplemental indenture, an escrow agreement, a Termination of Agreement for the Transfer of Control and Possession of State Owned Real Property and Facility Lease, a purchase contract, and a continuing disclosure agreement and authorizing the delivery of a preliminary official statement and an official statement.**

#### Descriptions of the Refunding

The 2014 Series F bonds will refund the Board's 2004 Series D bonds and achieve an estimated net present value savings of \$8.4 million and an estimated 9.9% savings of the refunded bonds. The estimated par amount of the 2014 Series F bonds is \$65.4 million. This refunding is consistent with the Board's Refunding Policy which states refunding bonds may be issued pursuant to one or both of the following policies: (1) the refunding will produce benefits to the Board's bond program apart from debt service savings, and/or (2) the refunding generates positive net present value savings equal to at least 3.0% of the par amount of bonds refunded.

#### Pleasant Valley State Prison

Pleasant Valley State Prison (formerly known as the California State Prison-Fresno County, Coalinga) is located on 336 acres in Fresno County approximately 6.5 miles east of the City of Coalinga and approximately 62 miles southwest of the City of Fresno. Construction of Pleasant Valley State Prison was completed in September 1994 and initial inmate occupancy began in November 1994. CDCR currently has beneficial use and occupancy of Pleasant Valley State Prison.

**Staff Recommendation:     Adopt the resolution.**

## BOND ITEMS

### BOND ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE PROJECT  
LOS ANGELES COUNTY

*Authority: Sections 1970 - 1977 of the Welfare and Institutions Code*

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the sale of lease revenue bonds.
3. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$28,728,000

## BOND ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Juvenile Project  
Los Angeles County

#### Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.**

#### Scope Description

**This project is within scope.** This project will design and construct a new, approximately 54,000 square foot facility on approximately 11 acres of the greater 142± acres of county-owned land in Malibu. The new facility will provide approximately 120 beds and provide housing and program space for moderate to high-risk juvenile offenders.

The housing space will consist of approximately 22,000 square feet and will include four buildings (living units) with open dormitory style housing. Two buildings will contain two semi-autonomous dormitories of 12 residents each, and the other two will contain three semi-autonomous dormitories of 12 residents each. Each living unit will include personal laundry, admin and support, and counseling rooms. Additionally, each housing unit will have a dayroom, toilet/shower space, a group meeting room, a recreation/activity room, and an outside patio.

The facility includes an administration building with administration and probation staff offices; security administration that includes conference rooms, central control, communications room, intake/release/transportation, and public waiting; staff support space that includes staff sleeping rooms, restrooms, and showers; and medical and mental health services space that includes nurses station/offices, medical observation room, exam room, telemedicine exam room, and medical storage. The facility includes a maintenance/warehouse building that will provide storage, laundry, network/communications room, and trash/recycling holding. In addition, the facility includes a support building that will provide education and vocational services, multipurpose space which includes an indoor gymnasium (which will also be used for dining), and a kitchen. The educational space will provide curriculum for GED testing, comprehensive high school, vocational training, and college-bound students.

The project will also include, but not be limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; perimeter fencing; fire protection systems; parking lots; sally port; landscaping; outdoor recreation courts and multipurpose recreation field with running track; and emergency access roads.

#### Funding and Project Cost Verification

**This project is within cost.** Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$28,728,123 from this appropriation to Los Angeles County for this project. All of the acquisition/study, design and any construction costs in addition to this award will be paid by the county.

On April 11, 2014, the Board took an action to allocate \$28,728,123 of the \$300,000,000 to complete design and construction for this project. Subsequent to this action, the Department of Finance approved a revised project cost estimate in association with the approval to release the Request for Proposals. Based on this revised estimate, the current total estimated project cost is \$44,361,000, which includes potential project savings of \$145,000.

\$44,506,000	total authorized project cost
\$44,506,000	total estimated project cost
\$28,728,000	state funds previously allocated: design-build contract
\$15,778,000	local funds previously allocated: \$1,998,000 performance criteria and concept drawings and \$13,635,000 design-build (\$2,107,000 contract, \$3,083,000 contingency, \$472,000 A&E, and \$7,973,000 other project costs), and \$145,000 potential project savings

CEQA

A Notice of Determination was posted by the Los Angeles County Clerk on December 3, 2013, and the 30-day statute of limitations expired on January 2, 2014, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on April 7, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve performance criteria and concept drawings	April 2014
Start construction	November 2014
Complete construction	September 2016

**Staff Recommendation:     **Adopt the resolution.****

## CONSENT ITEMS

### CONSENT ITEM—1

DEPARTMENT OF PARKS AND RECREATION (3790)  
HUNGRY VALLEY STATE VEHICLE RECREATION AREA, FRAZIER MOUNTAIN  
KERN COUNTY

DPR Parcel Number 017050, DGS Parcel Number 10820

*Authority: Chapter 712, Statutes of 2010, Item 3790-301-0263(7), as reappropriated by the Budget Act of 2013*

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of Parks and Recreation  
Hungry Valley State Vehicle Recreation Area, Frazier Mountain  
Kern County

Action requested

**If approved, the requested action would authorize acquisition.**

Scope Description

**This project is within scope.** This request will authorize the Department of Parks and Recreation (Parks) to pursue the purchase of approximately 845 acres of land (the Property) to be used as buffer space for the Hungry Valley State Vehicle Recreation Area (SVRA) until a future general planning effort for the SVRA can be undertaken to determine if other land uses are appropriate. The unimproved site is contiguous to the SVRA and is located on the south side of Frazier Mountain Park Road, less than a quarter of a mile west of Interstate 5 in the city of Frazier Park, Kern County.



- The purchase price of \$5,660,000 shall not exceed the estimated fair market value of the Property as determined by a DGS approved appraisal.
- The Property is vacant and unimproved and there is no relocation assistance involved with the project.
- DGS is not aware of any lawsuits pending concerning the Property. The Property Acquisition Agreement will require delivery of title to the Property free and clear of any mortgages or liens.
- There are no historic issues and no implied dedication associated with this Property.
- Additional resources will not be required to operate these properties during intermediary use. The parcel, if acquired, would amount to roughly 4% of the total park acreage. Current staffing levels are sufficient to patrol the parcel in addition to current patrol areas.
- Any future development of the Property will require Parks to request funding through the formal budget process and any future changes in use would be addressed through a General Plan update.

**Staff Recommendation: Authorize acquisition.**

## ACTION ITEMS

### ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
TWO PROPERTY CONDEMNATIONS  
MADERA COUNTY**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)  
Section 15854 of the Government Code*

**Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire the following properties:**

- 1. Andrews Property 1 (Madera County)  
16195 Raymond Road  
Assessor Parcel Number 037-112-003  
Authority Parcel Numbers MF-20-0984-1**
- 2. Andrews Property 2 (Madera County)  
16240 Raymond Road  
Assessor Parcel Number 037-111-033  
Authority Parcel Numbers MF-20-0985-1, MF-20-0985-2**

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Madera County

Action Requested

**If approved, the requested action would approve adoption of two Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire properties totaling approximately 0.9 acres located in Madera County.**

Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, and two viaducts. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

### Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project. In 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012 and 2014, through Chapter 152, Statutes of 2012 and Chapter 25, Statutes of 2014, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield.

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California (State) with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the two properties is within the right of way for IOS-1 and was site-selected at the January 11, 2013 Board meeting. This site selection took place after an extensive environmental review process that led to the selection of a preferred alignment. The preferred alignment has been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of this property will allow the High Speed Rail Authority to move forward with construction of the HSTS.

In July 2013, the owner was provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the property have been unsuccessful to date, thereby precipitating the need to adopt a Resolution of Necessity to authorize the use of eminent domain.

On September 16, 2014, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. This notice was sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

- 1. Andrews Property 1 (Madera County)**  
**16195 Raymond Road**  
**Assessor Parcel Number 037-112-003**  
**Authority Parcel Numbers MF-20-0984-1**

This property, which includes a residential structure on the greater parcel, is a part take needed for the high speed rail line's viaduct between Raymond Road and the northern side of the Fresno River. The requested action is necessary in order to acquire 0.53 acres in fee, which does not include the structure.

- 2. Andrews Property 2 (Madera County)**  
**16240 Raymond Road**  
**Assessor Parcel Number 037-111-033**  
**Authority Parcel Numbers MF-20-0985-1, MF-20-0985-2**

This property, which includes a residential structure on the greater parcel, is a part take needed for the high speed rail line's viaduct just north of Raymond Road, and adjacent to the other Andrews Property comprising this item. The requested action is necessary in order to acquire a portion totaling 0.37 acres, 0.33 acres in fee and 0.04 acres for a temporary construction easement, which would include the main residential structure.

**Staff Recommendation: Approve the adoption of Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire two properties totaling approximately 0.9 acres located in Madera County.**

**OTHER BUSINESS**

**NONE**

**REPORTABLES**

**NONE**